\$889,400 - 8123 8125 83 Av Nw, Edmonton

MLS® #E4460705

\$889,400

10 Bedroom, 6.00 Bathroom, 1,996 sqft Single Family

Idylwylde, Edmonton, Alberta

A rare opportunity in Idylwylde: this extensively renovated legal 4-plex blends reliable income with long-term upside. The property offers two 3-bed/1.5-bath suites upstairs, plus one 3-bed and one 2-bed suite in the basement, each with a full bathâ€"an ideal mix for families and professionals seeking space and affordability. Over \$230,000 has been invested into kitchens, flooring, electrical, plumbing, and a new roof, delivering a low-maintenance, turn-key asset. Each unit features separate laundry and modern finishes, with layouts designed for livability and strong tenant appeal. A double detached garage adds value, while the unused rear yard provides clear potential for extra parking, RV storage, or future development. Steps from Bonnie Doon Mall, the LRT, and Campus Saint-Jean, this location ensures consistent demand in a proven rental corridor. An exceptional opportunity to secure both stability and growth in one of Edmonton's most established neighborhoods (id:6289)

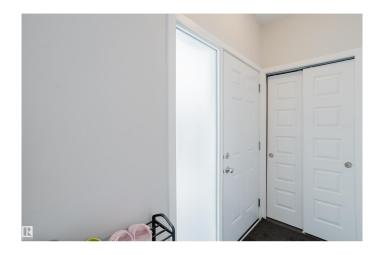
Built in 1971

Essential Information

Listing # E4460705 Price \$889,400

Bedrooms 10
Bathrooms 6.00
Half Baths 2







Square Footage 1,996 Year Built 1971

Type Single Family

Sub-Type Freehold
Style Bungalow

Community Information

Address 8123 8125 83 Av Nw

Subdivision Idylwylde
City Edmonton
Province Alberta

Postal Code T6C1A7

Amenities

Amenities Public Transit, Shopping

Features See remarks

Parking Spaces 4

Parking Detached Garage

of Garages 1

Interior

Appliances See remarks, Dryer, Refrigerator, Two stoves, Two Washers

Heating Forced air

of Stories 1

Has Basement Yes
Basement Suite

Listing Details

Listing Office Exp Realty





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 11:01pm MDT